



Community Development Department
Current Planning Division
12725 SW Millikan Way/PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: March 13, 2019

Subject: **DR2018-0150 Arctic Drive Warehouse Expansion**

Please find attached the Notice of Decision for **DR2018-0150 Arctic Drive Warehouse Expansion**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2018-0150 (Arctic Drive Warehouse Expansion), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2018-0150 Arctic Drive Warehouse Expansion, is 4:30 p.m., Monday March 25, 2019

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Brianna Addotta, Assistant Planner at (503) 350-4026.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Brianna Addotta by calling 711 503-350-4026 or email baddotta@beavertonoregon.gov*



STAFF REPORT

DATE: March 13, 2019

TO: Interested Parties

FROM: Brianna Addotta, Assistant Planner

PROPOSAL: **Arctic Drive Warehouse Expansion**

LOCATION: 5825 SW Arctic Drive
Assessor's Map # 1S114CD Tax Lot 1500

ZONING: OI (Office Industrial)

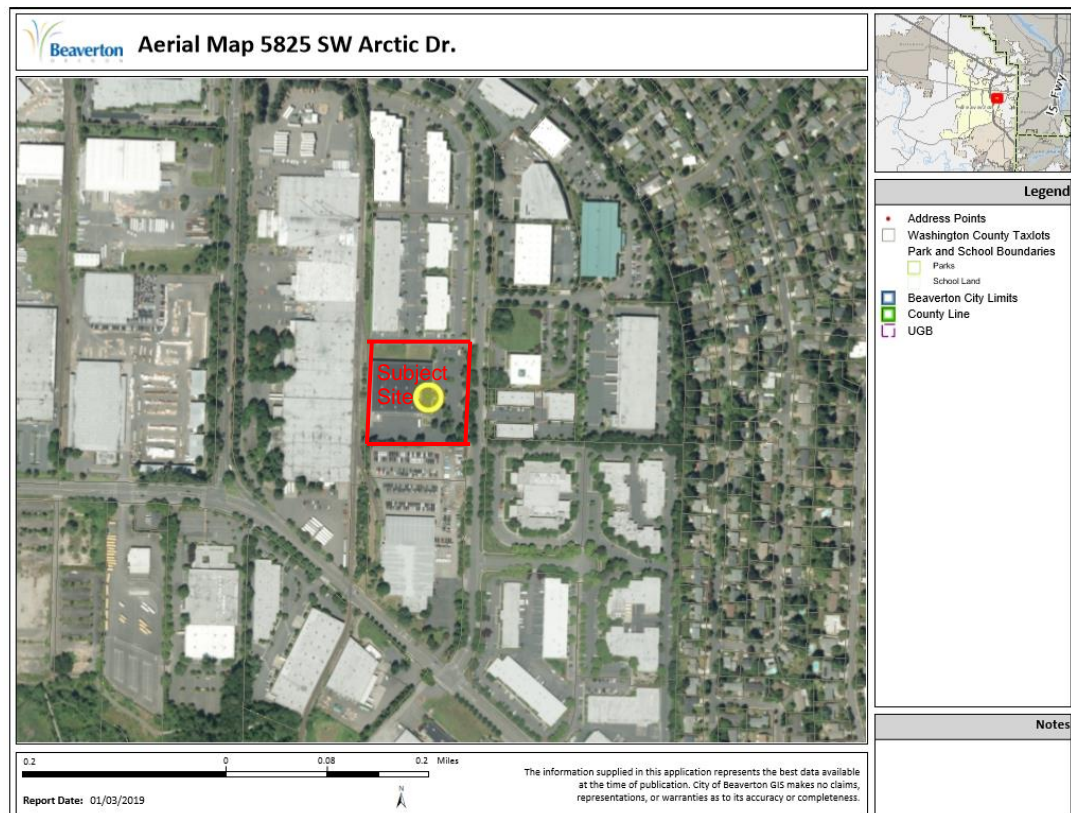
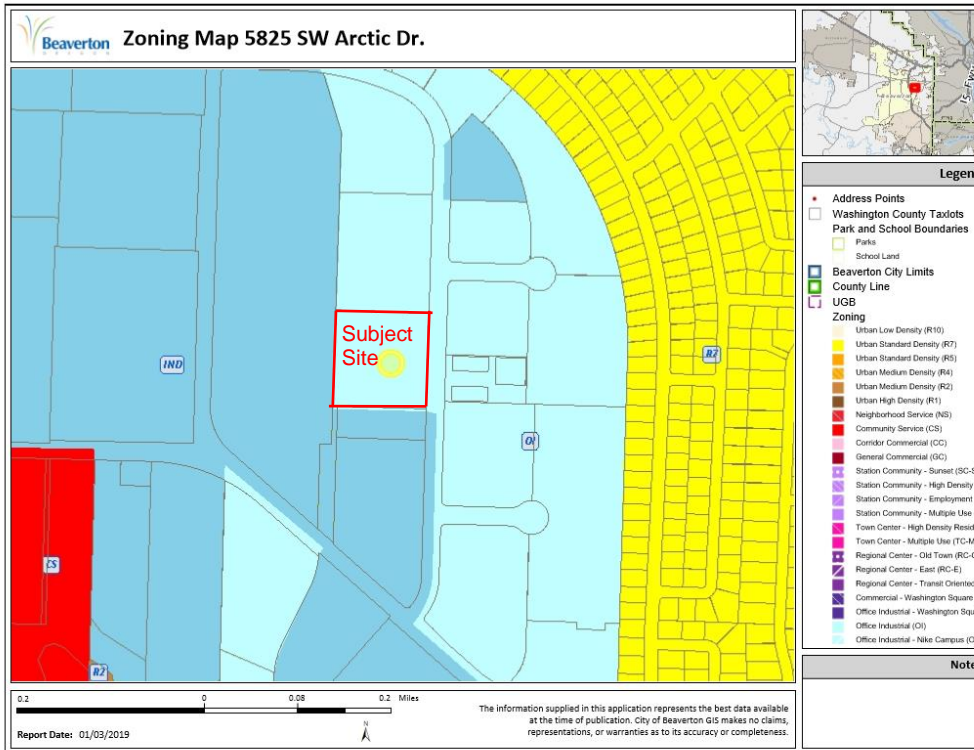
SUMMARY: The applicant has proposed a 17,360 square foot addition of office and warehousing space to an existing 57,247 square foot office and warehousing space. Two parking spaces on site will be converted into one ADA accessible parking space. Landscape modifications are proposed to include removal of four trees, planting of mitigation trees, and updates to the existing landscaping.

PROPERTY OWNER: Cast Commercial Investments LLC.
5825 SW Arctic Drive
Beaverton, OR 97005

APPLICANT'S REPRESENTATIVES: Edge Development
2233 NW 23rd Avenue, Suite 100
Portland, OR 97210

RECOMMENDATION: **APPROVAL of DR2018-0150 Arctic Drive Warehouse Expansion, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP



BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	Final Written Decision Date	120-Day*
DR2018-0150	Oct 22, 2018	December 14, 2018	March 25, 2019	April 13, 2019

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

Existing Conditions:

Zoning	OI (Office Industrial)	
Current Development	Warehouse and Office space	
Site Size	Approximately 4 acres	
NAC	Denney Whitford/Raleigh West	
Surrounding Uses	<u>Zoning:</u> North: OI South: IND (Industrial) East: OI West: IND (Industrial)	<u>Uses:</u> North: Commercial South: Office East: Commercial and Office West: Warehouse and Manufacturing

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	Page No.
Attachment A: Facilities Review Committee Technical Review and Recommendations	FR1-8
Attachment B: DR2018-0150 Design Review Type Two	DR1-8
Attachment C: Conditions of Approval	COA1-5

Exhibit 1: Zoning/Vicinity/Aerial Map

Exhibit 2: Public Comments:

- 2.1 A letter from Daniel Sanderman, Director of Operations for Pacific NW Properties, who owns the lot to the north. Mr. Sanderman expresses support for the project and asks staff to carefully consider the parking capacity of the site. Staff has incorporated a parking analysis in the response to Facilities Review Approval Criteria D, as well as in the Special Requirements table on page FR-8

FACILITIES REVIEW COMMITTEE TECHNICAL REVIEW AND RECOMMENDATIONS DR2018-0150 – ARCTIC DRIVE WAREHOUSE EXPANSION

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the application as identified below:

The proposal is for a Design Review Two approval for a 17,360 square foot addition to an existing 57,247 square foot warehouse and office building. The use of the building will not change. All twelve criteria are addressed to the Facilities Review Committee analysis of the submitted Design Review application.

- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

Water, Sewer, Storm Water

The applicant states City of Beaverton water and sanitary sewer is available for the site from Arctic Drive. The sanitary sewer line runs from Arctic Drive along the north side of the site to the back (western side) of the property. Site storm water will be retained under the driveway east of the existing building in storm water filter systems. Capacity of the existing systems is adequate to serve the proposed development.

Transportation

The proposal is an addition to an existing warehousing and office building. The proposed addition does not generate more than 300 new trips per day, therefore a Transportation Impact Analysis (TIA) is not required. The existing transportation system has adequate capacity to serve the proposed development.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). The proposal meets TVF&R requirements as proposed. Fire flow documentation will be provided upon building permit submittal.

The Committee finds that the proposed development will provide the required critical facilities. Therefore, the Committee finds the proposal meets the criterion for approval.

Therefore, staff finds that the proposal meets the criterion for approval.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that the site has all of the essential services to support the existing uses on the site as well as the addition. The proposal includes walkways connecting the proposed addition to the existing on-site system. Applicants have proposed long term bicycle parking inside of the building. The proposed addition is intended to be warehousing and office and will have no impact on the school system. Staff finds essential facilities and services are available to serve the proposed development.

Therefore, staff finds that the proposal meets the criterion for approval.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The property is zoned Office Industrial (OI), both warehousing and offices are permitted outright in the zone. Staff cites the findings in the Code Conformance Analysis Chart at the end of the report showing the site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the OI zone.

Therefore, staff finds that the proposal meets the criterion for approval.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two report.

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces at 0.3 per 1,000 square feet for warehousing and 2.7 per 1,000 square feet for office. The development, including the proposed addition, will include 13,728 square feet of office space and 61,156 square feet of warehousing space, requiring a total of a minimum of 63 parking spaces and a maximum of 113 parking spaces. The site is currently developed with 99 parking spaces. The proposal will convert one parking space into an access aisle to accommodate an ADA compliant parking space adjacent to the main entry of the building, creating a total of 98 parking spaces. This number is between the minimum and maximum required parking spaces. The applicant has proposed short and long term bike parking inside of the building.

The site is currently 27.3% landscaped. The addition to the building will reduce this percentage to 16.9%, which exceeds the requirement of 15% landscaping for the Office Industrial zone. Four existing trees, with a total of 40" DBH are proposed to be removed to accommodate pedestrian facilities adjacent to the building addition. Fifteen new trees, 2" DBH Western Red Cedars, will be planted on-site to mitigate the removal, as shown on the approved site plan. Reduced mitigation has been approved by the City Arborist in deference to the health of the trees, due to physical restraints on the site and the number of trees to be retained. Staff includes standard conditions to indicate the number of trees to be planted and to ensure the survivability of the plantings proposed with this application.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.

- E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

FINDING:

The applicant states that access is available to fully maintain the building and the surrounding facilities. The property owner will be responsible for all maintenance and landscaping. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

Therefore, staff finds that the proposal meets the criterion for approval.

- F. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

FINDING:

The existing pedestrian and vehicle circulation pattern on site is considered safe and efficient; pedestrian areas are demarcated with concrete and striping, and there are landscape areas throughout the middle parking bank that provide traffic calming and pedestrian refuge. The proposal includes a new 8-foot wide ADA compliant sidewalk around the perimeter of the building, connecting to the existing pedestrian and vehicular circulation patterns within the site. No additional changes to the vehicular and pedestrian circulation are proposed or required.

Therefore, staff finds that the proposal will meet the criterion for approval.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

FINDING:

The site currently has and will retain two driveways for vehicular access; one driveway shared with the development to the north, and one private driveway to the south, both connecting to SW Arctic Drive. There is an eight-foot wide

sidewalk along Arctic Drive serving the full frontage of the site, and a pedestrian crossing from the public sidewalk to the primary entrance of the building across the existing parking lot.

Therefore, staff finds that the proposal meets the criterion for approval.

- H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

FINDING:

The Deputy Fire Marshal has reviewed the proposal and has no concerns with the building addition. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds that the proposal meets the criterion for approval.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

FINDING:

The applicant states all structures meet adopted City codes. The Site Plan shows lighting is proposed at the entrances of the building. Plans submitted to the city demonstrate compliance with the City's Technical Lighting standards (60.05).

Therefore, staff finds that the proposal meets the criterion for approval.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

FINDING:

The applicant states that the building will be on a slab at grade located immediately north of the existing building. The site is flat and only minimal earthwork is required. Staff has reviewed the preliminary proposed plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

Therefore, staff finds that the proposal meets the criterion for approval.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that access to and into the buildings will be ADA accessible, and shows the retrofitting of two standard parking spaces into one ADA compliant parking space. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, staff finds that the proposal meets the criterion for approval.

L. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted the land use application on October 22, 2018 and was deemed complete on December 14, 2018. A project continuance was submitted on January 31, 2019 in order to change the scope of the project. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Office Industrial (OI) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Uses	Office and warehousing uses are allowed outright in the OI zone.	An addition of warehouse and office space to an existing warehouse and office building.	Yes
Development Code Section 20.10.15			
Minimum Lot Area	None	Lot size is not being modified with this proposal and is approximately 4 acres.	N/A
Yard Setbacks Minimums: Front Side Rear	35-feet 10-feet None	148.7-feet 15-feet 10.4-feet	Yes
Maximum Building Height	80 feet	Proposed structure is 30-feet in height.	Yes

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review Standards will be reviewed in the Design Review portion of the staff report.	See DR Findings
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No mapped floodplains are located within the subject site.	N/A
Development Code Section 60.12			

Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	Required location, dimensions, and number of off street loading berths	61,156 sq ft of warehousing space requires 3 type A loading berths. There are 12 existing type A loading berths serving the building.	Yes
Development Code Section 60.30			
Off-street motor vehicle parking Parking Zone B	Minimum: 15 warehouse 58 office Total Minimum: 63 spaces Maximum: 25 warehouse 88 office Total Maximum: 113 spaces	<u>Vehicle Parking</u> 98 spaces proposed. 99 existing, 2 being converted into one ADA accessible spot.	Yes
Required Bicycle Parking	Total Maximum: 113 spaces Short Term Total: 2 Long Term Total: 2	<u>Bicycle Parking</u> Bicycle parking will be offered inside the building.	
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	40" DBH proposed to be removed, 30" DBH will be planted to mitigate; 15 2" Western Red Cedars.	Yes-with COA
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	Undergrounding has taken place under previous land use approvals.	Yes

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE TWO APPROVAL
Arctic Drive Warehouse Expansion
DR2018-0150**

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Two application.*

FINDING:

The applicant has proposed a 17,360 square foot addition to an existing office and warehousing space. This proposal satisfies threshold number five for a Design Review Two, found in BDC 40.20.15.2.A: "Building additions in Residential, Commercial, Industrial, or Multiple Use zones less than 30,000 gross square feet of floor area that do not qualify for consideration under the Thresholds for Design Review Compliance Letter."

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

FINDING:

The applicant has paid the required associated fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

FINDING:

The applicant submitted the application on October 22, 2018, and was deemed complete on December 14, 2018. The project scope was changed and plan revisions were submitted, along with a 90 day continuance on January 31, 2019. Staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:

FINDING:

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

FINDING:

The applicant has submitted this Design Review Type Two application for this project. No other applications are required of the applicant for this stage of City approvals.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0150 Arctic Drive Warehouse Expansion** subject to the conditions below in Attachment C.

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.B Building elevations with multiple tenant entrances shall have a minimum portion...15% articulation and variety	A 32% articulation is achieved with windows, doors and canopies to meet this requirement.	Yes
60.05.15.1.C Max 60' between architectural features	Architectural features on the extension of the primary building elevation created by the project do not exceed a maximum spacing of 60 feet. The portion of the western elevation of the addition that can be seen from the right-of-way will also meet this standard.	YES
Roof Forms		
60.05.15.2.C Roofs with pitch less Than 4:12 shall be articulated with a parapet wall or decorative cornice	The building addition will have a 12" high parapet extending past the roofline, which will match the existing building.	YES
60.05.15.2.D New structures in existing development be similar	The roof on the addition shall have a parapet the same height (12") as the existing building, and the same materials used on the existing building shall be used on the addition.	YES
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The project includes construction of new primary entrances for two new tenant spaces, both of which protected from the weather by 4'6" by 8'8" stucco vestibule.	YES
Exterior Building Materials		
60.05.15.4.B Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	Concrete slabs are utilized to match the existing portion of the building, but other materials are used for points of articulation on the primary elevation.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Roof-Mounted Equipment		
60.05.15.5.A thru C Equipment screening	No roof mounted equipment is proposed with this application. An advisory Condition of Approval will require any future roof-mounted equipment using a method approved through a Design Review Compliance Letter.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F	The proposed building is in the Office Industrial zone.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A -C	The building is not located along a major pedestrian route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	The proposed addition will be used for offices and warehousing.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The proposal does not include changes to the existing on-site connections and the street system.	N/A
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Screen from public view	No additional outdoor storage areas or loading docks are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	No new pedestrian connections are expected or required as part of this project.	N/A
60.05.20.3.B Direct walkway connection	The proposal does not include changes to the existing walkway connections.	N/A
60.05.20.3.C Walkways every 300'	The proposal does not include changes to existing walkways into the site.	N/A
60.05.20.3.D Physical separation	Pedestrian connections through parking lots are not proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.E Distinct paving	No pedestrian connections through driveways or access aisles are proposed or required with this application.	N/A
60.05.20.3.F 5' minimum width	The applicant's plans show a continuation of the existing pedestrian walkway along the building, which will be 20 feet wide.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter landscaping	There are existing landscape islands between the parking lot and Arctic Drive. They will be refreshed with new plantings, as shown on the landscape plan.	N/A
Parking and Landscaping		
60.05.20.5.A-D Parking area landscaping	No changes to existing parking area landscaping are proposed beyond a planting refresh, as shown on the landscape plan.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The site is not in a Multiple-Use district.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-B Required sidewalk widths	The proposal will maintain existing sidewalks, and add to the pedestrian circulation with the addition of the walkway to extend across the entire primary building elevation.	Yes
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	No new drive aisles are proposed.	N/A
Ground Floor uses in parking structures		
60.05.20.9	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A.1 Minimum landscape 15%	The subject site is currently 27.5% landscaped. The proposal will reduce the landscaping on site to 16.9%, which is still greater than the 15% requirement.	YES
60.05.25.5.B Planting Requirements	The applicant states that the site currently conforms to the minimum landscaping requirements and no new landscaping areas are proposed. The existing landscape areas will be planted according to the landscape plan provided by the applicant.	N/A
60.05.25.5.C Pedestrian Plaza	No pedestrian plaza is proposed with this application.	N/A
60.05.25.5.D Foundation Landscaping	There are windows proposed for the ground floor of the addition, matching the existing building.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed with this application.	N/A
Fences and Walls		
60.05.25.9 Fences and Walls	No fences are proposed within the front yard of the subject site.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	No grade changes are proposed within 25 feet of the property lines.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	No storm water swales are proposed to be located between the street and existing building.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	The applicant does not propose work within any wetland or Significant Grove. The applicant submitted Clean Water Services Pre-Screening documentation.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The property is surrounded by properties zoned Office Industrial or Industrial.	Yes

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A-E Lighting Design Standards	The storage building will have wall mounted lights near the doors on the north, south, and west elevation. Pole mounted luminaires, lighted bollards, and canopy lights are not proposed. By meeting the conditions of approval, the proposed canopy lighting will meet the City's Technical Lighting Standards.	Yes w/ COA
Pedestrian-scale on-site lighting		
60.05.30.2.A-C Pedestrian Lighting	Pole mounted luminaires and lighted bollards are not proposed. By meeting the conditions of approval, the proposed wall mounted lights will meet the City's Technical Lighting Standards.	Yes w/ COA

Conditions of Approval for Arctic Drive Warehouse Expansion DR2018-0150

1. All activity shall be carried out in accordance with the site plans and materials (Exhibit A) on file at City Hall, as approved by the Director. (Planning Division/BA)
2. Mitigation trees shall be re-planted in the same area from where they are being removed, no later than two (2) years from the decision date. (Public Works / JL) (Planning / BA)
3. A minimum of 15 mitigation trees shall be planted. The trees shall be Western Red Cedars and have a minimum DBH of 2-inches each, as required by the City Arborist. (Public Works / JL) (Planning / BA)
4. Trees identified for preservation shall be protected by fencing consistent with Section 60.60.20.1.A.1 of the Beaverton Development Code. (Planning / BA)
5. Prior to any on-site excavation or concrete installation, a 48-hour minimum notice to the One Call Utility Locating Center (Ph. (503) 246-6699) shall be given. The applicant shall resolve any utility conflicts prior to work commencing as proposed. (Site Development Division/JJD)
6. Erosion control best management practices shall be installed and maintained during all soil disturbing activity and periods of exposed ground. (Site Development / JJD)

Prior to any site work commencing and issuance of the site development permit, the applicant shall:

7. Submit a narrative that responds to all applicable conditions of approval and discusses how each condition has or will be satisfied prior to issuance of the Site Development Permit. (Site Development Div./JJD)
8. Contact Building Department at (503) 526-2409 or (503)350-4079 to obtain a Plumbing Permit from the Building Department for the proposed onsite utilities. Submit the Plumbing Permit application concurrently with the Site Development Permit application. Also obtain the City Building Official's review approval of the proposed private fire service mains (fire line), vault, backflow prevention and Fire Department Connection (FDC). (Site Development Div./THM)

9. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
10. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in the City Engineering Design Manual and Standard Drawings (City EDM), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
11. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and the City EDM; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
12. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, emergency response access and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
13. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
14. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
15. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)

16. Obtain proper permit or other approvals as needed from ODOT Rail (Carrie A. Martin, 503-986-6801) for work adjacent to the railroad track. (Site Development Div./JJD)
17. Provide plans for the placement of underground utility service lines if existing overhead utility services are affected or new services provided. If affected, existing utility service lines to the structure shall not remain overhead on site and be instead placed underground. (Site Development Div./JJD)
18. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. (Site Development Div./JJD)
19. Provide a final detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
20. Provide final construction ready plans showing a proprietary Stormfilter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. (Site Development Div./JJD)
21. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
22. Submit a grading plan showing that the minimum building finish floor elevation is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. (Site Development Div./JJD)

23. Pay storm water system development charges (overall system conveyance) for the new impervious area proposed. (Site Development Div./JJD) (Site Development Div./JJD)
24. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)

Prior to building permit issuance for a building, the applicant shall:

25. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
26. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
27. Submit plans that reflect the minimum finish floor elevations determined and shown on the approved site development plans based on **service provision needs and whichever of the following three is highest in elevation: 1)** at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; **2)** one feet higher than the rim/overflow of the storm facility and **3)** as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./JJD)
28. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

Prior to final building inspection or final occupancy permit issuance of any building permit, the applicant shall:

29. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
30. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are damaged during the construction of the site. (Site Development Div./JJD)

31. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
32. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)

Prior to release of performance security, the applicant shall:

33. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
34. Submit, if needed, any required on-site easements not already dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
35. Provide a post-construction cleaning, system maintenance, and filter recharge/replacement inspection report from a manufacturer-qualified maintenance provider for the site's proprietary storm water treatment system. Additionally, another servicing report from the manufacturer-qualified maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

Exhibit 2.1



6600 SW 105th Ave., Suite 175, Beaverton, OR 97008
www.pnwprop.com

(503) 626-3500 Fax (503) 671-0211

Received
Planning Division
01/08/2019

1/7/19

Brianna Addotta
City of Beaverton Planning Division
PO Box 4755
Beaverton, OR 97076
baddotta@beavertonoregon.gov

RE: Comments on Case File DR2018-0150

Brianna,

Hello! My name is Daniel Sanderman and I am the Director of Operations for Pacific NW Properties. It's nice to meet you. I am writing with regard to the expansion of the old Earl & Brown building, located at 5825 SW Arctic Drive, in a project the City is calling Arctic Drive Warehouse Expansion under case file DR2018-0150.

Pacific NW Properties owns the lots to the north of this expansion project. We love to see development in the area and are in support of the expansion. Because we share an access drive with the applicant, our only request in a case such as this is that the City carefully review the parking capacity of the lot and planned expansion to be sure it can accommodate the needs of the employees.

I know it is part of your process. Thus, I know my request is more of a formality. We appreciate the City's care and attention to this detail.

If you have any questions, please do not hesitate to contact me.

Best Regards,

A handwritten signature in blue ink that reads "Daniel R. Sanderman". The signature is fluid and cursive, with a long horizontal line extending from the end.

Daniel Sanderman
Director of Operations
Pacific NW Properties
dan.sanderman@pnwprop.com